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# IN THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF UTAH, CENTRAL DIVISION

In re:	)
	)
EASY STREET HOLDING, LLC, et. al.	) Bankruptcy Case No. 09-29905
	) Jointly Administered with Cases
Debtors	) 09-29907 and 09-29908
	)
Address: 201 Heber Avenue	Chapter 11
Park City, UT 84060	)
	) Honorable R. Kimball Mosier
Tax ID Numbers:	)
35-2183713 (Easy Street Holding, LLC),	
20-4502979 (Easy Street Partners, LLC), and	)
84-1685764 (Easy Street Mezzanine, LLC)	)
	)

# EASY STREET PARTNERS, LLC'S REPLY IN SUPPORT OF ITS MOTION TO EXTEND THE EXCLUSIVE PERIOD FOR SOLICITING AND OBTAINING ACCEPTANCES OF ITS AMENDED CHAPTER 11 PLAN OF REORGANIZATION

Easy Street Partners, LLC ("Partners"), debtor and debtor in possession in the above captioned cases, files this reply (the "Reply") to the objections (collectively, the "Objection") to

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Partners' motion for an order under 11 U.S.C. §1121(d) extending by 45 days its exclusive period for soliciting acceptances of a plan of reorganization from May 17, 2010 to July 6, 2010 (the "Motion"). Partners respectfully represents as follows:

- 1. The objection of WestLB, AG ("WestLB") to the Motion is disingenuous and premised on two false statements: (i) Partners has not obtained the financing to effectuate its amended plan of reorganization (the "Plan") and (ii) Partners' operating projections demonstrate that there is insufficient cash for Partners to continue to operate The Sky Lodge while sustaining the reserve for Jacobsen National Group, Inc. As set forth below and in the accompanying declaration of William Shoaf (the "Shoaf Declaration"), Partners has obtained the necessary financing to consummate the Plan, Partners will have sufficient cash to operate, and it is in the best interests of debtor's estate and its creditors to extend the exclusivity period to allow Partners to confirm its Plan.
- 2. Since the commencement of these cases, Partners has continually apprised WestLB of important developments in these cases. Notwithstanding WestLB's assertion that Partners has not obtained the necessary money to fund its Plan, Partners advised WestLB that (i) Sky Lodge Holdings, LLC would be the plan funder (the "Plan Funder") and (ii) the Plan Funder executed a letter of intent (the "LOI") on May 5, 2010, which would provide the necessary funding to consummate the Plan. Partners and the Plan Funder are in the process of completing negotiation of a funding agreement (the "Funding Agreement"). Partners will disclose the contents of the Funding Agreement in the plan supplement, which must be filed on or before May 26, 2010. The LOI has been provided to WestLB and the Funding Agreement will be provided to WestLB as soon as it is signed.

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- 3. Over the past week, Partners, the Plan Funder, and WestLB have been negotiating to consensually resolve the treatment of WestLB's claim. WestLB's claim is the only claim that will be afforded different treatment than the terms provided for in the Plan filed with the Court. The treatment of the claims of the other creditors will not change, and all other classes of creditors have overwhelmingly voted in favor of accepting the Plan.
- 4. Furthermore, as set forth in more detail in the Shoaf Declaration, (i) Duncan Robertson, the Executive Director of WestLB, has completely misread and misunderstood the financial information supplied by Partners to WestLB, and (ii) upon confirmation of Partners' Plan (which includes a \$4 to \$4.7 million infusion from the Plan Funder), Partners will have sufficient money to fund the Plan and continue operating The Sky Lodge. Contrary to the assertion of WestLB, Partners estimates that it will have \$895,479 of cash at the end of May and \$669,194 at the end of June. See Shoaf Declaration at paragraph 5.
- 5. Notwithstanding Partners' progress in these cases and its good faith negotiations with WestLB, WestLB seeks to have exclusivity terminated as a negotiating tactic with Partners and the Plan Funder. Based on the fact that Partners has obtained a Plan Funder that appears ready, willing, and able to provide the necessary funding and consummate the Plan, ending Partners' exclusivity would (i) lead to unwarranted confrontations, litigation, and increased administrative expenses, (ii) disrupt current negotiations with the Plan Funder, and (iii) be antithetical to the paramount reorganization objective of chapter 11.
- 6. Finally, WestLB asserts that it has engaged in discussions with potential funders for an alternative plan of reorganization. Rather than having competing plans increasing the costs for everyone, Partners has requested that WestLB provide the names of these potential

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funders so that they can enter into confidentiality agreements with Partners (like all the other potential funders). Partners could then provide these potential funders with information and discuss their proposed plan to determine if it is a better plan of reorganization for the debtor, its creditors, and its estate. WestLB's undisclosed potential funder is not a basis to end Partners' exclusivity.

7. In response to the objection filed by the Official Committee of Unsecured Creditors (the "Committee"), in which Jacobsen National Group, Inc. ("Jacobsen") has joined, both parties indicated that they did not object to a short extension of the exclusivity period for the current Plan to accommodate a continued hearing on confirmation. The Court has approved continuance of the confirmation hearing to June 11, 2010, and Partners believes that this is within the short extension contemplated by the Committee and Jacobsen. Partners may seek an additional extension of the exclusivity period by verbally seeking such extension if circumstances warrant.

WHEREFORE, Partners respectfully requests that the Court overrule the Objection and extend the Partners' exclusive solicitation period to June 21, 2010, which is a shorter period than originally requested in the Motion.

DATED this 13<sup>th</sup> day of May, 2010.

#### DURHAM JONES & PINEGAR, P.C.

By: /s/ Kenneth L. Cannon II

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#### **CERTIFICATE OF SERVICE**

I hereby certify that the foregoing Easy Street Partners, LLC's Reply in Support of its Motion to Extend the Exclusive Period for Soliciting and Obtaining Acceptances of Its Amended Chapter 11 Plan of Reorganization was served this 13<sup>th</sup> of May, 2010, via first-class mail, postage prepaid, on those parties listed on the attached page(s).

/s/	Kristin Hug	ghes

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Stephen Monticone 592 North 200 West Heber City, UT 84032

Muir Copper Canyon Farms PO Box 26775 Salt Lake City, UT 84126-0775

Night Vision Landscape Light 2859 West 7550 South West Jordan, UT 84084-3712

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Open Table Inc PO Box 49322 San Jose, CA 95161-9322 Pacific Seafood - Utah P O Box 97 Clackmas, OR 97015-0097 Park Avenue Travel 11 Park Avenue Swarthmore, PA 19081

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Park City Surveying P O Box 682993 Park City, UT 84068-2993 Daniel H. & Vanessa I. Payne c/o Robert Dale & Bradley Tilt Fabian & Clendenin 215 South State Street, Suite 1200 Salt Lake City, UT 84111-2323

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Par Springer-Miller System, Inc 782 Mountain Road PO Box 1547 Stowe, VT 05672-1547

Park City Auto Parts/Hardware P O Box 244 Heber City, UT 84032-0244 Park City Chamber Bureau P O Box 1630 Park City, UT 84060

Park City Lock & Key 3946 North Last Run Drive Park City, UT 84098 Park City Municipal Corp. PO Box 1480 Park City, UT 84060-1480 Park City Water PO Box 1480 Park City, UT 84060-1480

Park City WinElectric PO Box 681729 Park City, UT 84068-1729

Patricia Wagner P O Box 680322 Park City, UT 84068-0322 PayChex Human Resources Services P O Box 29769 New York, NY 10087-9769

Peak Mobile Communications 4910 South Warehouse Road Salt Lake City, UT 84118-6354 Peets Coffee & Tea P O Box 12509 Berkeley, CA 94712-3509 Pitney Bowes P O Box 856390 Louisville, KY 40285-6390

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Porter Paint 1268 South 500 West Salt Lake City, UT 84101-3019

Proforma PO Box 51925 Los Angeles, CA 90051-6225 Protravel International 14130 Riverside Drive Sherman Oaks, CA 91423-2313 Protravel International Inc 515 Madison Ave 10th Floor New York, NY 10022-5403

Questar Gas Company PO Box 45360 Salt Lake City, UT 84145-0360 Qwest, Inc. Attn: Bankruptcy Department PO Box 29040 Phoenix, AZ 85038-9040 Qwest Corp. Attn: Jane Frey 1801 California Street, Room 900 Denver, CO 80202-2658

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Scott James Jewelry 32 South Main Street Heber City, UT 84032

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Sysco Intermountain Food Service Attn: Steve Lewis P O Box 27638 Salt Lake City, UT 84127-0638

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State Office of Recovery Services 515 East 100 South P O Box 45033 Salt Lake City, UT 84145-0033

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